

# 12 ANNABASKY GLEN, Enniskerry, Co. Wicklow, A98 X3H3



## Superb Five-Bedroom Detached House



Impressive Cosgrave-built five-bedroom detached house, set in a stunning Enniskerry location and surrounded by the captivating natural beauty of the 'Garden of Ireland'.



## THE PROPERTY

- Discover an exceptional opportunity to acquire a superb five-bedroom, six-bathroom detached family home in the prestigious Annabasky Glen development, in Enniskerry. Originally crafted by Cosgrave Developments, this property combines timeless elegance, contemporary comfort, and outstanding energy efficiency in a truly privileged setting.
- Set on an elevated site, No. 12 enjoys panoramic views of the surrounding countryside, including Bray Head and the Sugarloaf, while benefitting from easy access to Enniskerry village and Dublin City Centre. The location offers a unique blend of rural tranquillity and urban convenience, with a wealth of amenities, transport links, and leisure options close at hand.
- Upon entering the home, you are greeted by a spacious and elegant entrance hall, featuring quality tiled flooring. The hardwood staircase draws the eye upwards to a wrap-around landing, creating a sense of grandeur and space.
- The ground floor accommodation is thoughtfully designed to maximise natural light and flexibility, with three large dual aspect reception rooms. These include a formal lounge and a separate informal living room, each offering generous proportions with windows overlooking the landscaped gardens and patio areas. The study, overlooking the garden, provides an ideal space for a home office, hobby room, or additional bedroom, catering to the evolving needs of modern family life.
- The heart of the home is the expansive open-plan kitchen, dining, and family area. The classic handcrafted painted kitchen is finished to the highest standards, featuring quartz worktops, a large feature island with seating for six, two double ovens, a larder cabinet, wine cooler, and a flush induction hob. The adjoining utility and boot room offers extensive built-in storage, laundry facilities, and direct access to the garden, ensuring practicality and convenience for busy households.

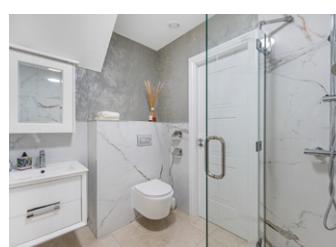


- Upstairs, the property boasts five elegant double bedrooms, four of which are ensuite, each with stunning views of the countryside and meticulously landscaped gardens. The primary suite is particularly impressive, offering a spacious bedroom with an incorporated living area, a walk-in wardrobe, and a luxurious ensuite bathroom complete with a free-standing bath, high-quality vanity units, and floor-to-ceiling tiling. All bedrooms feature contemporary fitted wardrobes by Cawleys Furniture, providing ample storage. There is a main bathroom on the first floor.
- Annabasky Glen is renowned for its commitment to sustainable living, and No. 12 exemplifies this ethos. The property holds an A1 BER rating and is NZEB accredited, incorporating passive house features such as high levels of insulation, heat recovery ventilation, and a state-of-the-art heat pump system. Underfloor heating is provided downstairs, with radiators upstairs, and photovoltaic panels generate electricity, significantly reducing running costs and environmental impact. The Cosgrave Services Enclosure externalises the water tank and pump, future-proofing the home for evolving technologies and minimising maintenance.
- Externally, the property is surrounded by beautifully landscaped gardens, with large patio areas ideal for outdoor entertaining and relaxation. A steel garden shed, fitted with light and sockets, provides additional storage, while the private gated driveway offers ample parking and is fitted with an electric car charging point. The development itself features exemplary landscaping, shared parkland around the historic Annabasky Church ruins, and a strong sense of community.
- Residents of Annabasky Glen enjoy access to excellent local schools, including Enniskerry and Powerscourt National Schools and St. Gerard's, as well as convenient transport links via the M50, N11, LUAS Green Line, DART, and regular bus services. Enniskerry village offers charming cafes, restaurants, shops, and day spas, while the surrounding area provides endless opportunities for outdoor activities, including golf, tennis, hiking, cycling, and water sports in the Wicklow Mountains National Park and along the Bray seafront.









## GROUND FLOOR



Kitchen/Dining/Family	11.1m x 5.05m	36' 5" x 16' 7"
Living Room	6.05m x 4.05m	19' 10" x 13' 3"
Lounge / Den	6.05m x 4.05m	19' 10" x 13' 3"
Office / Study	4.05m x 2.8m	13' 3" x 9' 2"
Utility / Boot Room	3.1m x 2.77m	10' 2" x 9' 1"
WC/Shower	2.4m x 1.9m	7' 11" x 6' 3"

## FIRST FLOOR



Primary Suite	6.05m x 4.05m	19' 10" x 13' 3"
Ensuite	3.10m x 2.9m	10' 1" x 9' 5"
Walk-in Wardrobe	2.8m x 2.6m	9' 2" x 8' 6"
Bedroom 2	5.15m x 3.95m	16' 10" x 12' 11"
Ensuite 2	2.9m x 1.6m	9' 5" x 5'4"
Bedroom 3	5.0m x 3.55m	16' 5" x 11' 6"
Ensuite 3	2.9m x 1.2m	9' 6" x 3' 11"
Bedroom 4	5.05m x 4.07m	16' 7" x 13' 4"
Ensuite 4	2.75m x 1.2m	9' 1" x 3'11"
Bedroom 5	3.85m x 3.3m	12' 8" x 10' 9"
Bathroom	2.9m x 2.4m	9' 6" x 7' 10"
Hot Press	2.8m x 1.35m	9' 2" x 4' 5"







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## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment

## BER Details:

BER A1

BER No. 117207670

Energy Performance Indicator: 8.67 kWh/m<sup>2</sup>/yr

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